

## DANBY TOWNSHIP PLANNING COMMISSION

### ***PUBLIC HEARING & MEETING***

*August 27, 2014*

Prior notice of the meeting having been posted, the meeting of the Danby Township Planning Commission was called to order at 7:01 p.m. at the Danby Township Hall, 13122 Charlotte Highway. The meeting opened with the Pledge of Allegiance.

**Roll Call** - Members Present: Bahr, Brown, Dean, Lay, McCormack, Russman  
Members Absent: Goodman.

#### **Approval of Minutes:**

*Approve April 16, 2014 minutes as presented.*

Motion by Brown   Seconded by Bahr   MOTION CARRIED

*Approve July 29, 2014 minutes as presented.*

Motion by Bahr   Seconded by Russman   MOTION CARRIED

#### **Approval of Agenda:**

*Approve Agenda as presented.*

Motion by McCormack   Seconded by Russman   MOTION CARRIED

**Public Comment:** None.

### **Mark Owen - Special Use Home Based Business Application**

#### **PUBLIC HEARING**

##### **Hearing Convened:**

The public hearing was convened at 7: 04 p.m.

Mr. Owen stated that he is a State licensed master plumber. He has been a lifelong resident of the township and has decided to start his own plumbing business. His work is conducted off-site but he will be utilizing his accessory/pole building for storage of his tools and supplies.

With no public comment, the public hearing was closed at 7:05 p.m.

##### **Meeting Reconvened:**

The meeting was reconvened at 7:05 p.m. Chairman Russman reviewed the criteria for approval of the special use permit. Mr. Owen was asked several questions to which Mr. Owen stated that waste disposal would be housed in the pole building due largely to the value of copper. He also stated that the business name is Mark Owen Plumbing LLC and that the only employee is himself. Ms. Vandersloot stated that she had conducted an inspection of the site and no issues were found. Chairman Russman then reviewed the criteria for approval of the special use permit and determined that all have been met.

*Approve the Special Use Home Based Business Application of Mark Owen and recommend that it be sent to the Township Board for approval.*

Motion by Bahr   Seconded by Russman   MOTION CARRIED

**Superior Asphalt – Special Use Permit Mining Application:**

It was stated that Superior has withdrawn all site plans. Superior has decided to wait until the DEQ has completed their review. Once that is complete, and based on its determination, they will submit the appropriate site plan.

Several residents of Pearl Barr asked questions regarding the former Fedewa property and what rights the current lessee/owner has to its use.

*Motion to table the Special Use Permit Application and Impact Study*

Motion Russman

Seconded by Bahr

Motion carried.

**David & Stephanie Reay – Special Use Home Based Business Application**

David and Stephanie Reay were present for a pre-application discussion regarding a special use permit for their home based business, Portland Transport LLC. The company is a transportation/delivery business where they bid via the internet on freight that needs to be moved from point A to point B throughout the U.S. The only business conducted at the residence are the internet bidding. No freight is received or shipped from there. They use cargo vans/sprinters which are brought back to them for service and may be at the home for 1-2 days. However, no service is done at the home but is done by licensed mechanics such as Keusch’s. They stated that the drivers are independent contractors and the vehicles are kept by them except when being serviced. The Reays had questions regarding required screening of trucks/vans when they are kept at the residence. They also stated they have a Facebook page for the business. It was requested that a special meeting for a public hearing be scheduled. As a result, a public hearing will be set for September 24, 2014 at 7 p.m. for their special use application.

**Public Comment:** None.

**Announcements:** Public hearing will be conducted on September 24, 2014 @ 7 p.m., with the PC’s next regular meeting will be held on October 15, 2014.

**Adjournment:** Adjourned at 7:45 p.m.

Dated: September 5, 2014

*Pamela McCormack*

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Pamela McCormack  
Planning Commission Secretary